

UNITED STATES BANKRUPTCY COURT  
 DISTRICT OF NEW JERSEY

In Re:	Case No.:	24-15203
Coastal Construction Group, LLC	Chapter:	7
	Judge:	MBK

**NOTICE OF PROPOSED PRIVATE SALE**

Karen E. Bezner, Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Jeanne A. Naughton, Clerk  
 United States Bankruptcy Court  
 402 East State Street  
 Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan, C.U.S.B.J. on March 13, 2025 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 427 and 429 Boxwood Drive, Forked River, New Jersey

Proposed Purchaser: Wrazen Homes

Sale price: \$175,000.00 and \$161,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Re/Max at Barnegat Bay/Caplan Realty Assoc., LLC

Amount to be paid: Total \$16,800.00 to be shared

Services rendered: Listing and sale of real property

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Karen E. Bezner, Trustee /s/ Karen E. Bezner

Address: 567 Park Avenue, Suite 103, Scotch Plains, New Jersey 07076

Telephone No.: (908) 322-8484

In re:  
Coastal Construction Group, LLC  
Debtor

Case No. 24-15203-MBK  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

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Date Rcvd: Feb 14, 2025

Form ID: pdf905

Total Noticed: 38

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 16, 2025:

Recip ID	Recipient Name and Address
db	+ Coastal Construction Group, LLC, 235 Hickory Lane, Unit B, Bayville, NJ 08721-2254
cr	+ 245 Hickory Lane, LLC, P.O. Box 197, Bayville, NJ 08721-0197
cr	+ AVB Investment LLC, 30 Freneau Avenue, Matawan, NJ 07747, UNITED STATES 07747-3390
cr	+ American Builders & Contractors Supply Co., Inc. d, Law Offices of Scott H. Bernstein LLC, 101 Eisenhower Parkway, Suite #300, Roseland, NJ 07068-1054
sp	+ D'arcy Johnson Day, P.C., 204 Court House Lane, Toms River, NJ 08753-7666
cr	+ Hanmi Bank, c/o Stark & Stark, P.C., 100 American Metro Blvd., Hamilton, NJ 08619, UNITED STATES 08619-2319
sp	+ Re/Max at Barnegat Bay, 221 Lacey Road, Forked River, NJ 08731-3507
520267737	+ 245 Hickory Lane, LLC, 245 Hickory Lane, Bayville, NJ 08721-2253
520266952	+ AVB Investment, LLC, 30 Freneau Avenue, Matawan, NJ 07747-3390
520266953	+ AVB Investment, LLC, 431 Princeton Avenue, Brick, NJ 08724-4825
520524637	+ American Builders & Contractors Supply Co., Inc., d/b/a ABC Supply Co., Inc., c/o Law Offices of Scott H. Bernstein LL, 101 Eisenhower Parkway, Suite #300, Roseland, New Jersey 07068-1054
520266954	+ Beacon Sales Acquisition, Inc., PO Box 415439, Boston, MA 02241-5439
520309171	+ Coastal Construction Group, LLC, C/O Marvel & Maloney, PO Box 727, Neptune, NJ 07754-0727
520334911	+ Hanmi Bank, Hemar, Rouso & Heald, LLP, c/o Raffi Khatchadourian, Esq., 15910 Ventura Boulevard, 12th Floor, Encino, CA 91436-2829
520266956	+ Hudson Law Offices, PC, 900 Route 168 Suite C-2, Blackwood, NJ 08012-3206
520266957	+ John James, 2929 Allen Parkway, Suite 3300, Houston, TX 77019-7112
520266959	+ Larado Group, LLC, 353 Valley Road, Wood Ridge, NJ 07075-1246
520266960	#+ Law Office of Bart J. Klein, 2066 Millburn Avenue, Maplewood, NJ 07040-3722
520266961	+ Law Offices of Peter C. Lucas, LLC, 725 Carol Avenue PO Box 490, Oakhurst, NJ 07755-0490
520266962	+ LePore & Luizzi, LLC, 489 Aurora Place, Brick, NJ 08723-5063
520332764	+ PNC Bank, N.A., Flamm Walton Heimbach, 794 Penllyn Pike, Suite 100, Blue Bell, PA 19422-1669
520266965	+ PNC Bank, NA, 655 Business Center Drive Suite 250, Horsham, PA 19044-3448
520294091	+ Patrick and Keri Brady, 5 Adams Ct, Hamilton, NJ 08690-1830
520335669	+ Stan Rajauski, 17 Thomas Eakins Way, Marlton, NJ 08053-7204
520266966	+ Universal Supply Company, 1985 Rutgers Blvd., Lakewood, NJ 08701-4569
520266967	+ Wanna Window, 158 S. Main Street, Manahawkin, NJ 08050-2854
520332763	+ William B. Callahan / Robert E. Walton, Flamm Walton Heimbach, 794 Penllyn Pike, Suite 100, Blue Bell, PA 19422-1669
520266968	+ William Piparo, 220 Franklin Avenue, Seaside Heights, NJ 08751-2426
520266969	+ Woodhaven Lumber & Millwork, Inc., 725 Carol Avenue, Oakhurst, NJ 07755-2743

TOTAL: 29

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Feb 14 2025 21:13:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Feb 14 2025 21:13:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
520270871	+ Email/PDF: acg.acg.ebn@aisinfo.com		

District/off: 0312-3

User: admin

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Total Noticed: 38

		Feb 14 2025 20:56:26	Ally Capital, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
520282185	+ Email/PDF: acg.acg.ebn@aisinfo.com	Feb 14 2025 20:56:52	Ally Capital c/o AIS Portfolio Services, LLC, 4515 N. Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
520266950	Email/Text: ally@ebn.phinsolutions.com	Feb 14 2025 21:11:00	Ally Financial, PO Box 380902, Bloomington, MN 55438-0902
520266955	^ MEBN	Feb 14 2025 20:44:13	CT Corporation System, 330 N. Brand Blvd. Suite 700, Glendale, CA 91203-2336
520314532	Email/Text: sbse.cio.bnc.mail@irs.gov	Feb 14 2025 21:12:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
520266963	^ MEBN	Feb 14 2025 20:45:29	Lien Solutions, PO Box 29071, Glendale, CA 91209-9071
520288686	+ Email/Text: arbankruptcy@uline.com	Feb 14 2025 21:14:00	Uline, 12575 Uline Drive, Pleasant Prairie, WI 53158-3686
TOTAL: 9			

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	Stan Rajauski, 17 Thomas Eakins Way, Marlton, NJ 08053-7204
520266951	*	Ally Financial, PO Box 380902, Bloomington, MN 55438-0902
520266958	*+	John James, 2929 Allen Parkway, Suite 3300, Houston, TX 77019-7112
520266964	*	Lien Solutions, PO Box 29071, Glendale, CA 91209-9071

TOTAL: 0 Undeliverable, 4 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 16, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 14, 2025 at the address(es) listed below:

Name	Email Address
Dana S. Plon	on behalf of Creditor Stan Rajauski dplon@sirlinlaw.com
Daniel E. Straffi	on behalf of Debtor Coastal Construction Group LLC bkclient@straffilaw.com, g25938@notify.cincompass.com;jrdanielsb124806@notify.bestcase.com
Edward Jacob Gruber	on behalf of Creditor Stan Rajauski help@cibiklaw.com noreply01@cibiklaw.com;noreply02@cibiklaw.com;noreply03@cibiklaw.com;noreply04@cibiklaw.com;noreply05@cibiklaw.com;cibiklawpc@jubileebk.net;cibiklaw@recap.email;ecf@casedriver.com

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George E Veitengruber, III	on behalf of Creditor 245 Hickory Lane LLC bankruptcy@veitengruberlaw.com, knapolitano15@gmail.com
Joseph H. Lemkin	on behalf of Creditor Hanmi Bank jlemkin@stark-stark.com
Karen E. Bezner	Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Karen E. Bezner	on behalf of Trustee Karen E. Bezner Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Lauren Bielskie	on behalf of U.S. Trustee U.S. Trustee lauren.bielskie@usdoj.gov
Margaret McGee	on behalf of U.S. Trustee U.S. Trustee maggie.mcgee@usdoj.gov
Michael A. Alfieri	on behalf of Creditor AVB Investment LLC vdumani@malfierilaw.com
Regina Cohen	on behalf of Creditor Ally Capital rcohen@lavin-law.com mmalone@lavin-law.com
Scott H. Bernstein	on behalf of Creditor American Builders & Contractors Supply Co. Inc. d/b/a ABC Supply Co., Inc. scott@scottbernsteinlaw.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
United States Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 14